



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, JANUARY 24, 2006

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

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**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: December 13, 2005 and January 10, 2006

PUBLIC HEARINGS:

- 1) **ZONING AMENDMENT, ZAA-98-01: E. DUNNE-SHAW:** The applicant is requesting an amendment to an approved PUD to allow for a shared monument sign to be located on the southeast corner of the intersection of E. Dunne Ave. and San Benancio Way. (APN 817- 11-013)

Recommendation: Reopen Public Hearing/Adopt Resolution No. 06-11A, with recommendation to forward the request to the City Council for approval; or Adopt Resolution No. 06-11B, with recommendation to forward the request to the City Council for denial.

- 2) **DEVELOPMENT APPROVAL AMENDMENT, DAA-03-11: SAN PEDRO-DICONZA:** A request to amend the development agreement for a 32-unit single family residential project located at the northeast corner of San Pedro Ave. and Butterfield Blvd. The applicant is requesting an 8-month extension on the phasing schedule for the FY 2005-2006, and a change in the process and timing of obtaining a building permit and producing the BMR unit. (APN 817-11-061)

Recommendation: Open Public Hearing/Adopt Resolution Nos. 06-12, with recommendation to forward the request to the City Council for approval.

- 3) **ZONING AMENDMENT, ZA-05-13/DEVELOPMENT AGREEMENT, DA-05-12: SAN PEDRO-AHMADI:** A request for approval to amend the zoning to allow a Residential Planned Development (RPD), and for approval of a development agreement for a three-unit project located at the corner of the intersection of San Pedro Ave. and Cory Ln. (APN 817-59-052)

Recommendation: Open Public Hearing/Adopt Resolution Nos. 06-13 (zoning amendment), and 06-14 (development agreement, with recommendation to forward request to the City Council for approval.

- 4) **TRANSFER OF BELOW MARKET RATE (BMR) ALLOCATIONS FOR MADRONE PLAZA DEVELOPMENT, MEASURE C APPLICATION, MC-04-22:**

Recommendation: Commission's Discretion

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- 5) **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) QUARTERLY REPORT:**
Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System.

Recommendation: Approve report, with recommendation to forward to the City Council for approval.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE FEBRUARY 14, 2006 MEETING:

- ZA-05-28: Oak Hill-Spera
- FY 2005-06 RDCS Competition Awarding of Allocations

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

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